

ACCESSORY DWELLING UNITS ALDERMANIC MEETINGS

May thru June 2022

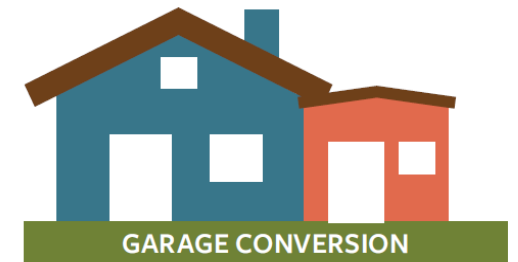
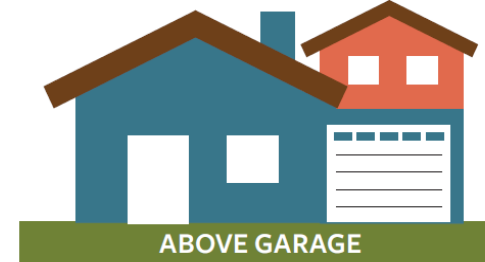
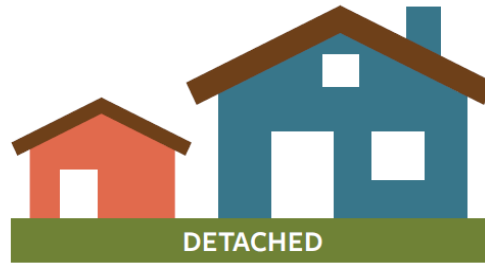
ACCESSORY DWELLING UNITS (ADUs)

- **NewZO Revisions (ADUs)**
- **Housing Task Force Report Strategy #5:**
Support Local, State and Federal Housing Friendly Policy and Legislation
A.4 Support, where appropriate and possible, zoning, development standard, licensing and similar ordinance amendments and/or new ordinances that promote housing affordability



ACCESSORY DWELLING UNITS

- Additional living quarters on single family lots
- Attached or detached
- Independent of the primary dwelling unit including:
 1. Living space (bedroom)
 2. Kitchen
 3. Bathroom



ABCs of ADUs, AARP

▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

BENEFITS OF ADUs

- Provides multigenerational housing
- Provides extra income to offset household expenses
- Maintains compatibility with neighborhood and preserves community character thru design
- Minimizes additional infrastructure
- Increases housing supply

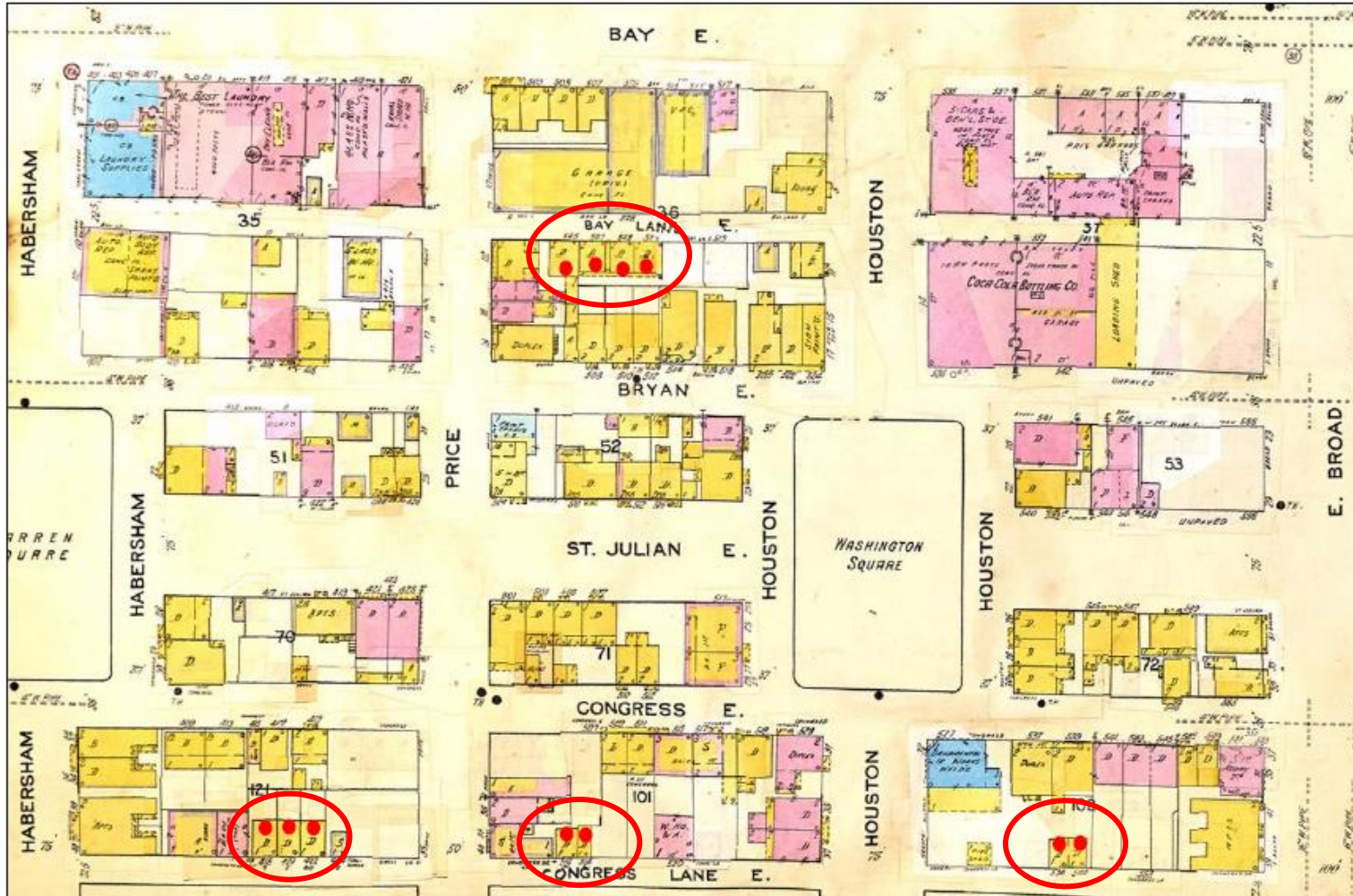


HISTORY OF ADUs

- Housing boom of the mid-1940-1960s
- Suburban development characterized by low density and large lot single family homes
- Many communities banned ADUs
- Smart Growth and New Urbanism movements identified need for:
 - High-density housing
 - Transit-oriented development
 - Mixed-use projects
 - Mixed-income development
 - Provide inexpensive housing supply



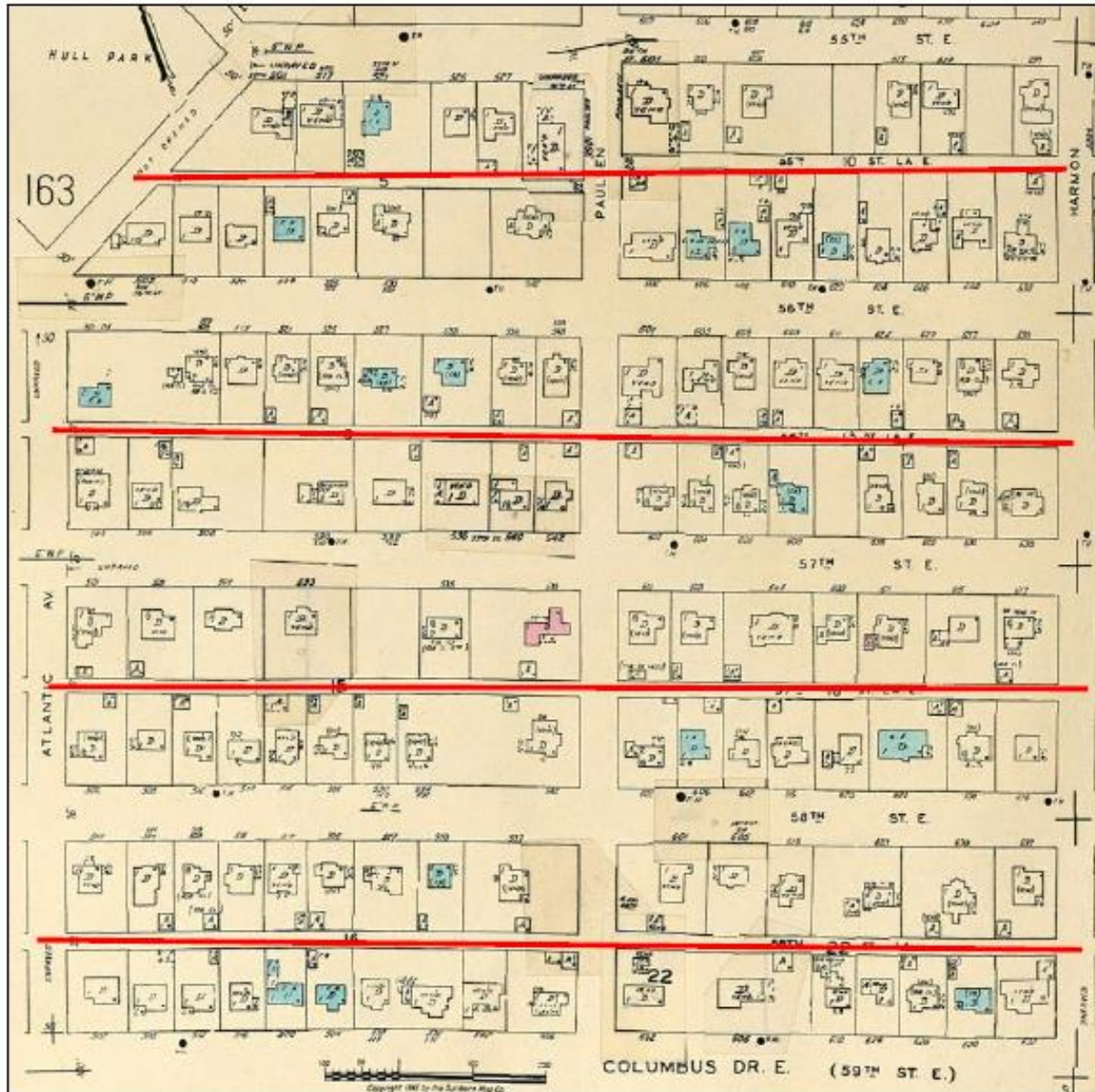
ADU HISTORY IN SAVANNAH



- Savannah has had ADUs since 1700s
- Oglethorpe Town Plan and lane system facilitated ADUs
- Savannah ADUs historically known as “lane houses”

Structures identified as dwellings, E Congress Ln and E Bay Ln,
between Habersham St and E Broad St, Sanborn Fire Insurance Map, 1953.

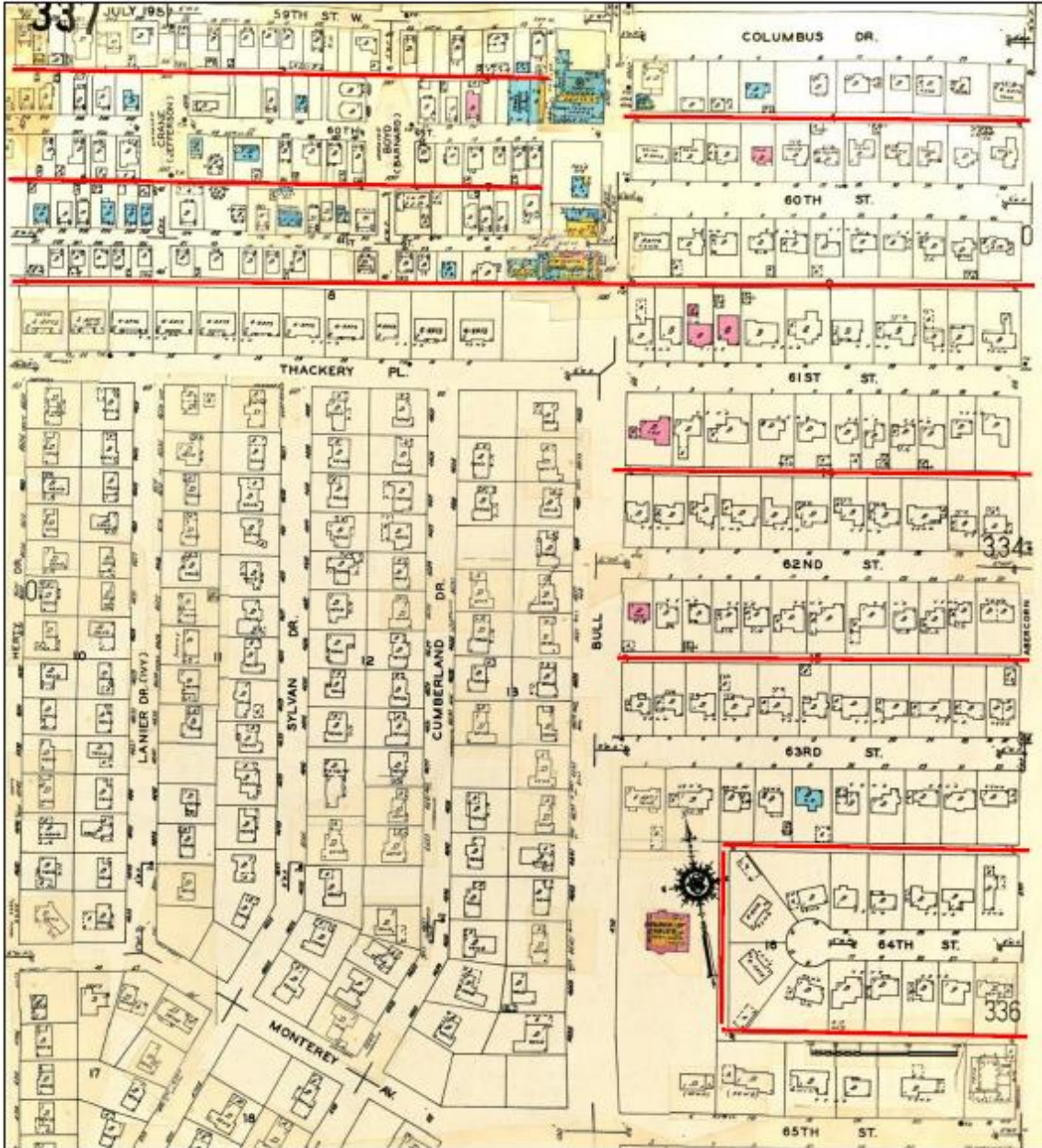
City of Savannah Municipal Archives.



EXPANSION OF LANES

- Lanes most enduring component of Oglethorpe Plan
- New lanes installed for over 200 years
- Used by private developers in urban/suburban development through 1930s

Example of lanes (red lines) in an automobile suburb (Ardmore), Sanborn Fire Insurance Map, 1966. *City of Savannah Municipal Archives.*



ACCESS TO LANES

- Majority of Savannah's neighborhoods laid out by private developers prior to being brought into City limits
- Resulting in sporadic development patterns, some utilizing lanes, some not
- At least 39 of the City's current neighborhoods (consisting of 102 wards) have lanes providing rear access

Example of neighborhoods with lanes (red lines) adjacent to neighborhoods without lanes, Sanborn Fire Insurance Map, 1966. *City of Savannah Municipal Archives.*

ACCESSORY STRUCTURE

- Any structure, including a building, that is subordinate to the permitted principal use or principal building on the same lot
- Incidental to the lot, structure or building
- May not be permitted in certain zoning districts
- Shed, gazebo, greenhouse, or poolhouse



ACCESSORY DWELLING UNIT

- A structure used as an individual residential unit located on the same lot as the principal dwelling
- ADU may be attached to or detached from the principal dwelling
- Carriage house, backyard bungalow, garage apartment, granny flat, guest house, or in-law suite

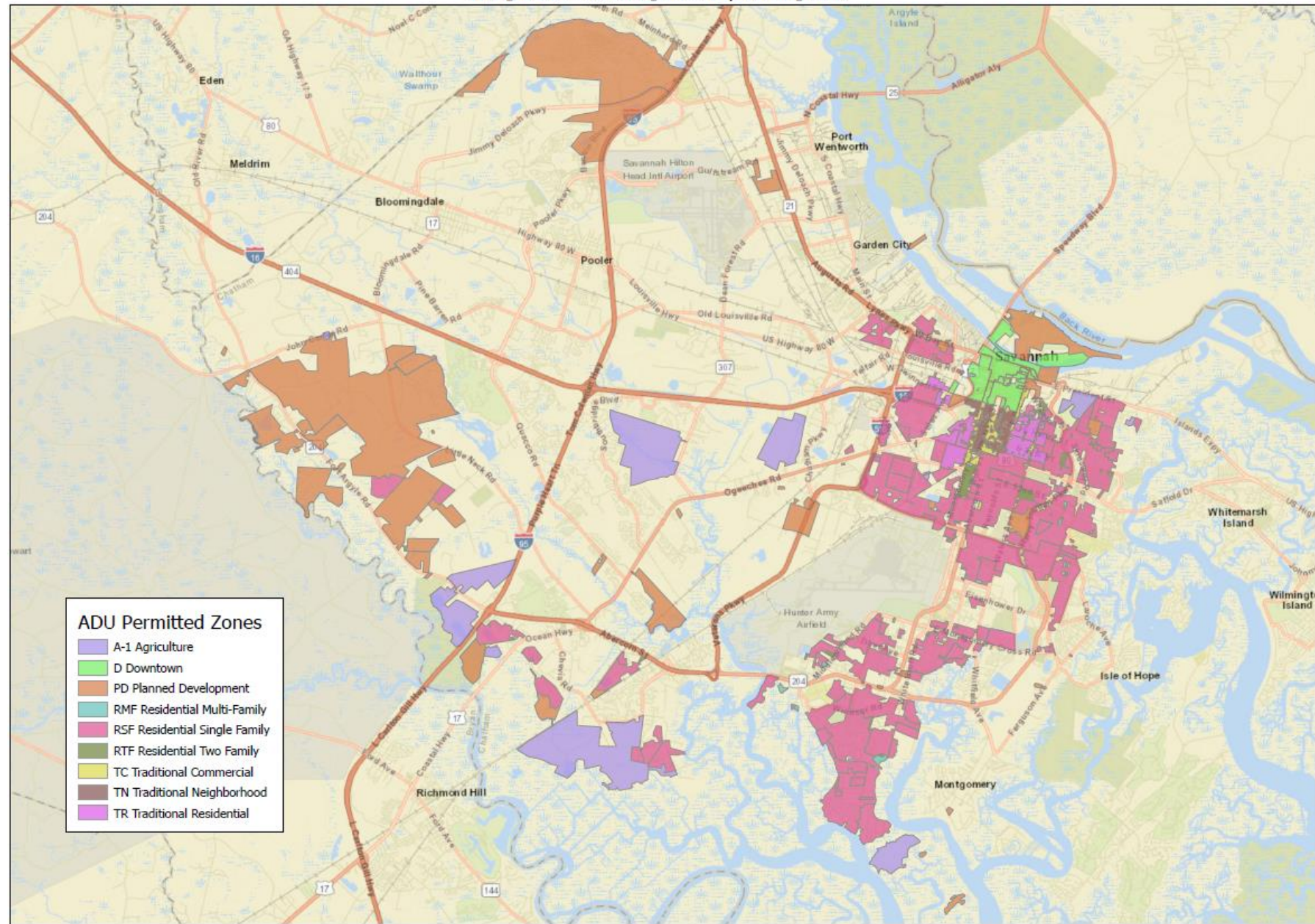


ADU ZONING REGULATIONS

Location

- Previous Zoning Ordinance did not permit ADUs in the Single Family Residential zoning districts
- NewZO provides greater flexibility for property owners to construct ADUs
- Now permitted in 9 zoning districts:
 - A-1 (Agricultural)
 - RSF- (Residential Single Family)
 - RTF- (Residential Two Family)
 - RMF-1 (Residential Multi-Family)
 - TR- (Traditional Residential)
 - TN- (Traditional Neighborhood)
 - TC- (Traditional Commercial)
 - D- (Downtown)
 - PD (Planned Development)

Zoning Districts Permitting Accessory Dwelling Units



0 0.25 0.5 1 Miles

Map By: T. Jeanquart of Development Services.
The information on the map is intended to be used for reference ONLY.
While this map is believed to be correct based on available data, no guarantee may be made as to its absolute accuracy.

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ADU ZONING REGULATIONS

Lot Area

- Requires the minimum lot size for ADUs at least 200% of the minimum lot area required for these zoning districts:
 - A-1 (Agricultural)
 - RSF- (Residential Single Family)
 - RTF- (Residential Two Family)
 - RMF-1 (Residential Multi-Family)
 - TR- (Traditional Residential)
- Standard is not variable
- Does not apply to zoning district in historic areas of the city where ADUs are well-established as a common housing type
 - TN- (Traditional Neighborhood)
 - TC- (Traditional Commercial)
 - D- (Downtown)

EXAMPLE: RSF-6 DISTRICT

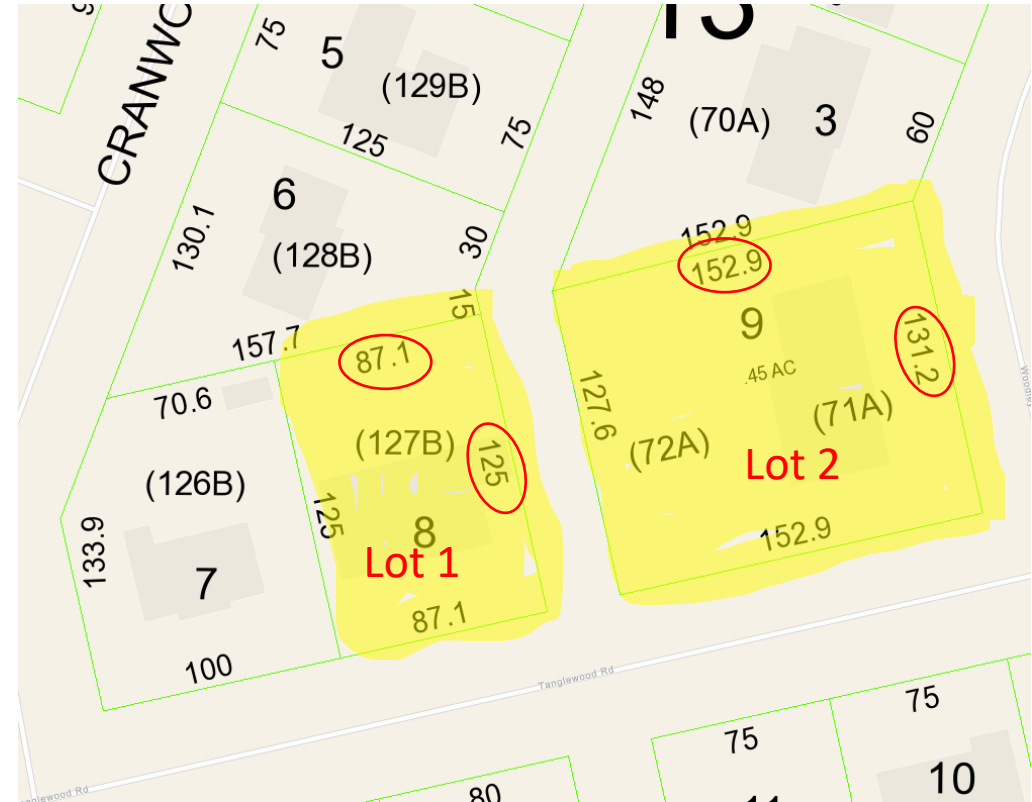
- Minimum lot area = 6,000 SF
- ADU requirement = 12,000 SF (200% of minimum lot area)

Lot 1

- $87.1' \times 125' = 10,888$ SF
- ADU Not Permitted

Lot 2

- $152.9' \times 131.2' = 20,060$ SF
- ADU Permitted



ADU ZONING REGULATIONS

Building Coverage

- ADUs shall be included in the calculations for maximum building coverage permitted in the zoning district

Building Size

- Contain a minimum of 400 SF of heated area
- Include no more than 1 bedroom

Height

- Cannot exceed height of the principal building in a Residential district

Parking (if provided)

- Must be on the same lot on where the principal dwelling is located
- When no lane, the parking space must be served by the same driveway as the principal dwelling

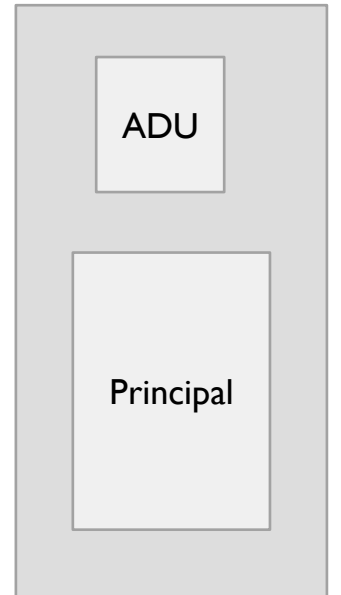
Architectural Style

- Be designed in a similar architectural style as the principal dwelling
- If in an overlay district, the standards of the overlay district apply

Water and Wastewater Services, Electrical Meter

- May share electrical and sewer service with the principal dwelling

ADU max
footprint is 40% of
principal building
floor area



SAVANNAH'S ADU PROCESS

- | | |
|--|--|
| <ul style="list-style-type: none">• Research<ul style="list-style-type: none">- District Analyses- Best Practices• Commence Public Engagement<ul style="list-style-type: none">- Convene District Meetings- Conduct Citywide Survey- Meet with Stakeholders• Craft Ordinance and Present to MPC• Present to City Council for Consideration• Implement Revisions• Explore Incentives<ul style="list-style-type: none">- Financing and tax incentives- Streamlined permitting process- Reduced development fees- Nonconforming and illegal ADUs• Continue with Public Education Process | <p>Underway</p> <p>April - July</p> <p>August</p> <p>September</p> <p>October</p> <p>Ongoing</p> |
|--|--|



QUESTIONS & COMMENTS

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